

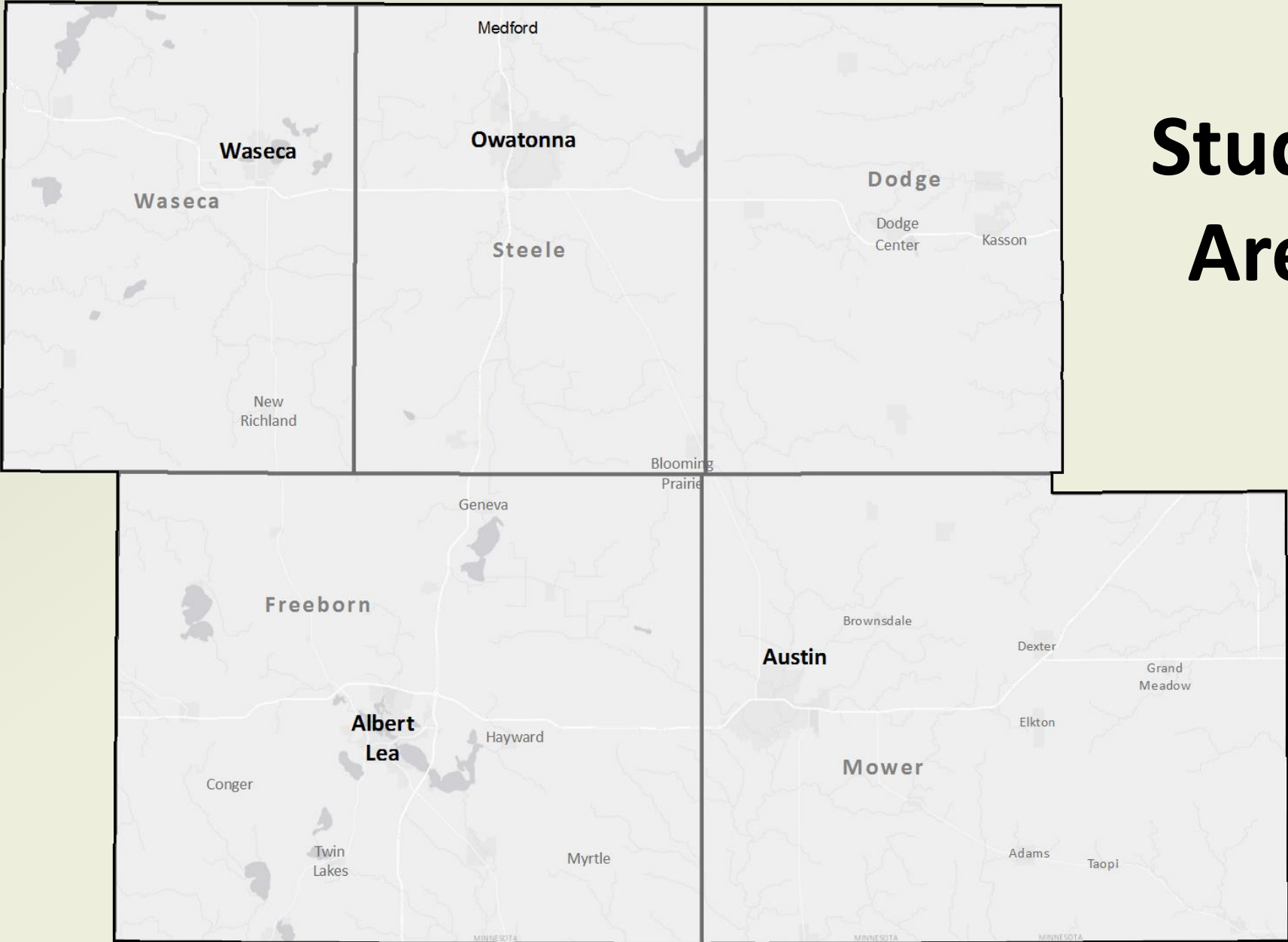


Housing and Community Trends

South-Central Minnesota

November 5, 2014

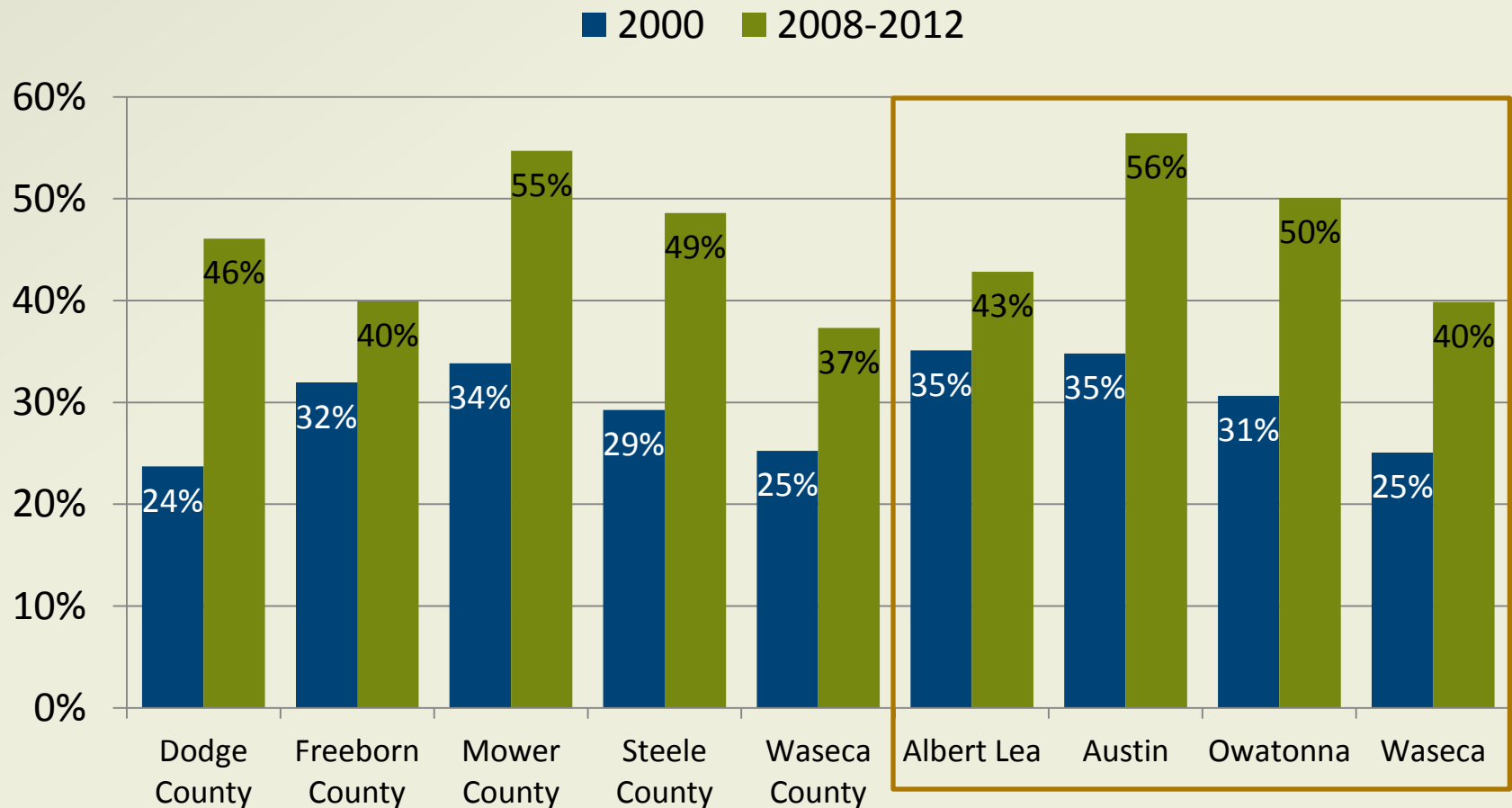
Study Area



Region Needs More Affordable Housing

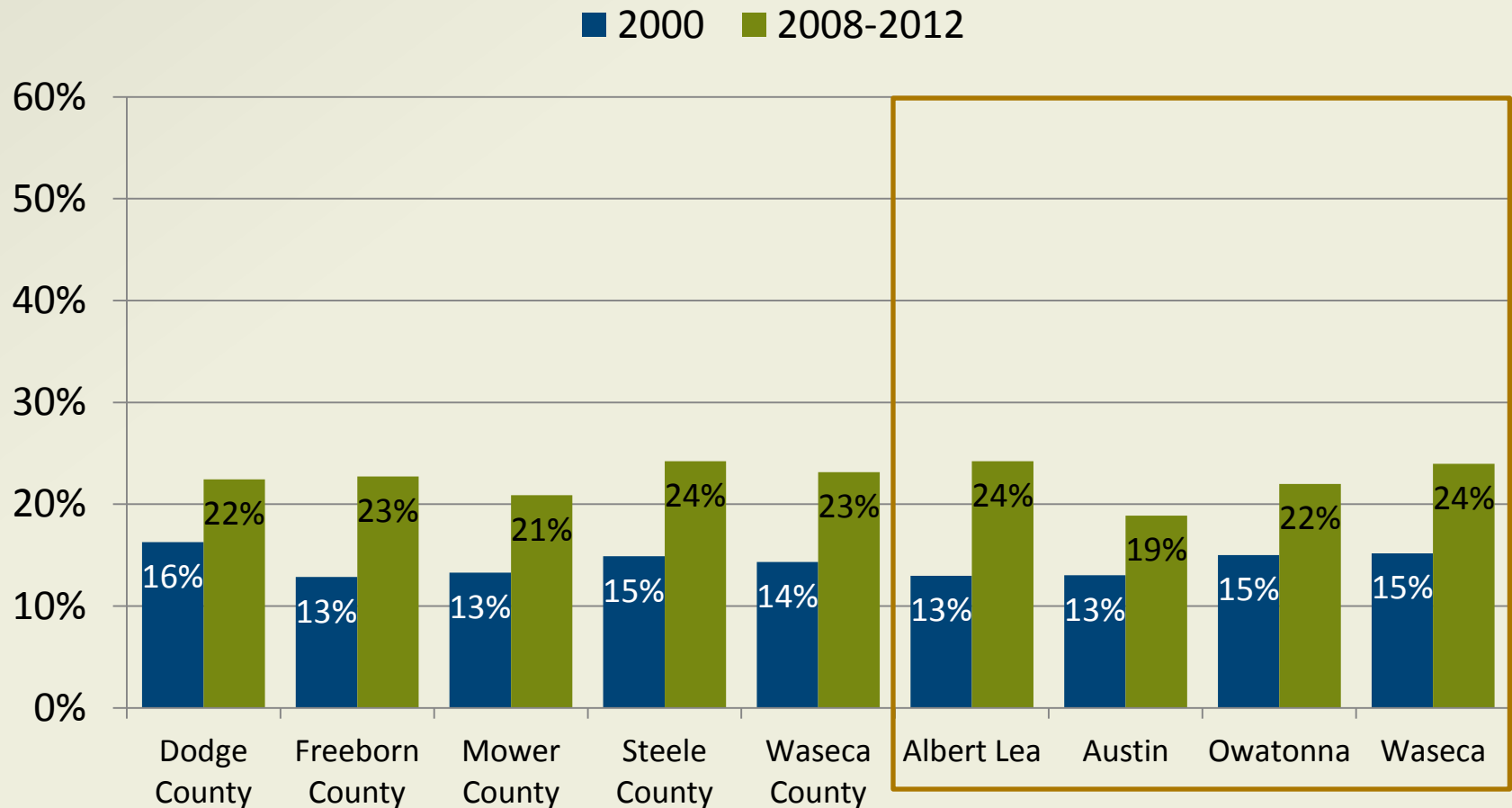
- Number of cost burdened households is increasing
- Housing costs are up
- Incomes are down

% of All Renters Who Are Cost Burdened



Source: Minnesota Housing analysis of data from U.S. Census Bureau – Decennial Census and American Community Survey.

% of All Owners Who Are Cost Burdened



Source: Minnesota Housing analysis of data from U.S. Census Bureau – Decennial Census and American Community Survey.

Median Monthly Gross Rent (inflation adj. – 2012 \$)



Source: Minnesota Housing analysis of data from U.S. Census Bureau – Decennial Census and American Community Survey.

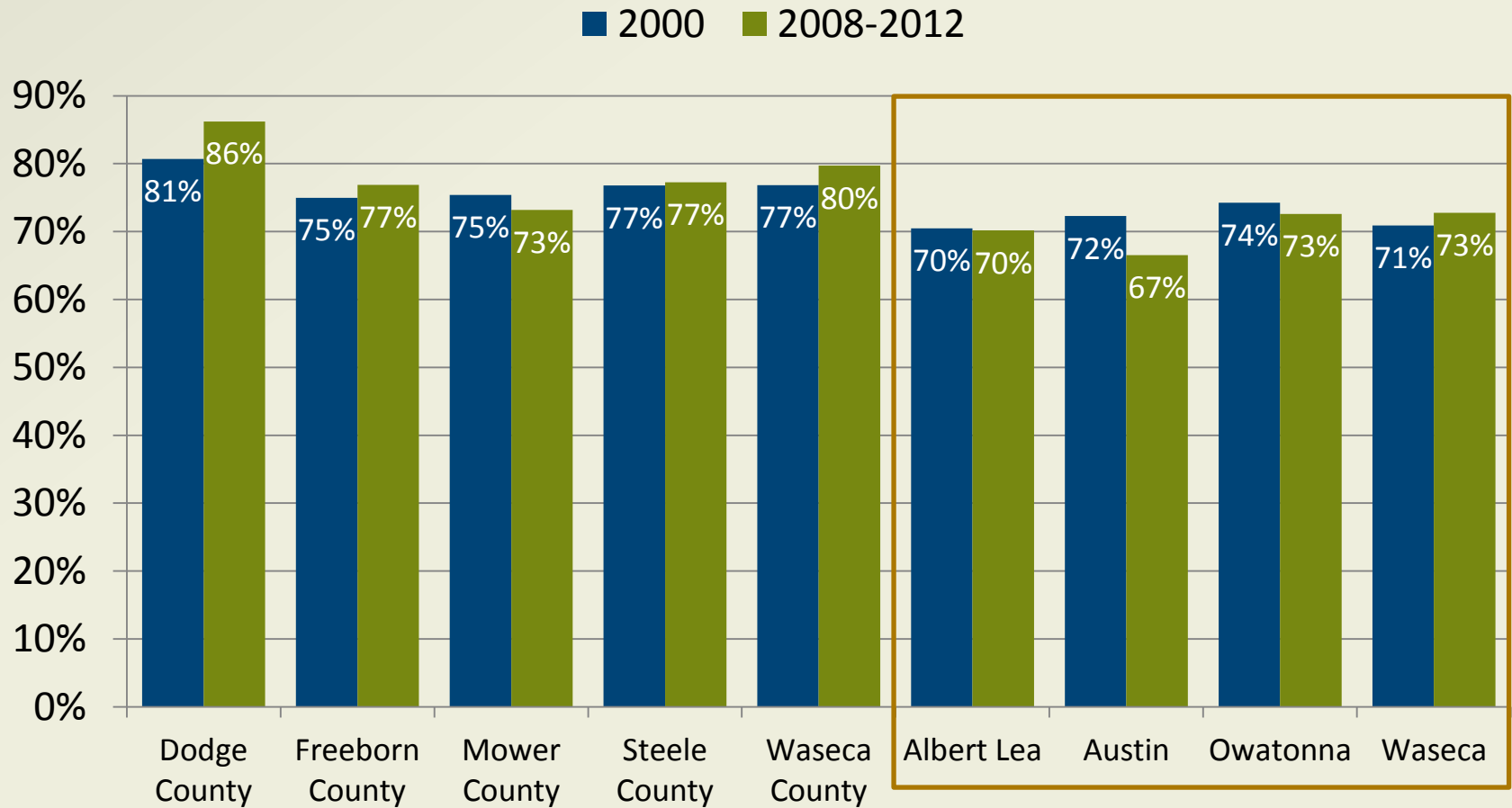
Median Renter Household Income

(inflation adj. – 2012 \$)



Source: Minnesota Housing analysis of data from U.S. Census Bureau – Decennial Census and American Community Survey.

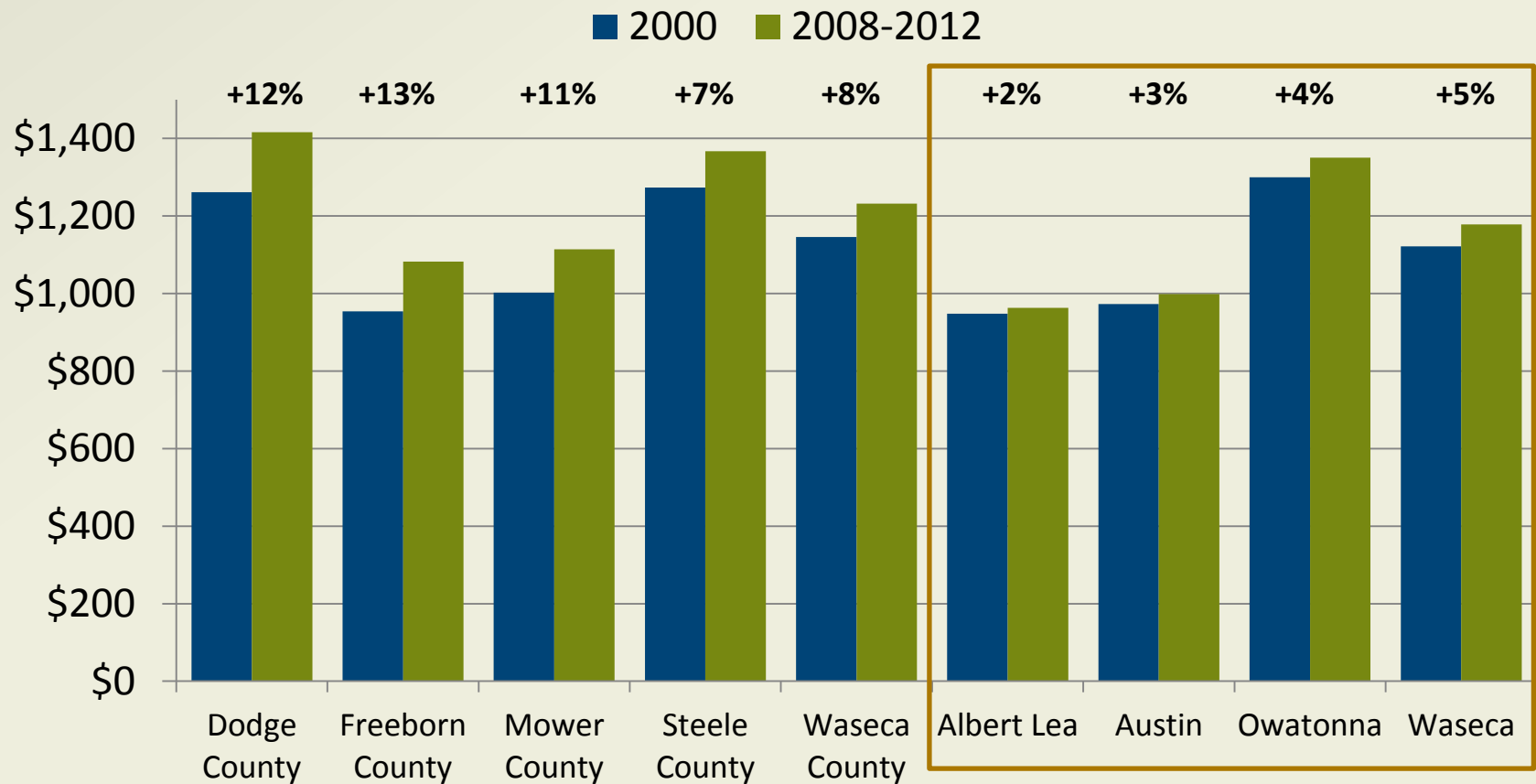
Homeownership Rates



Source: Minnesota Housing analysis of data from U.S. Census Bureau – Decennial Census and American Community Survey.

Median Monthly Homeowner Costs

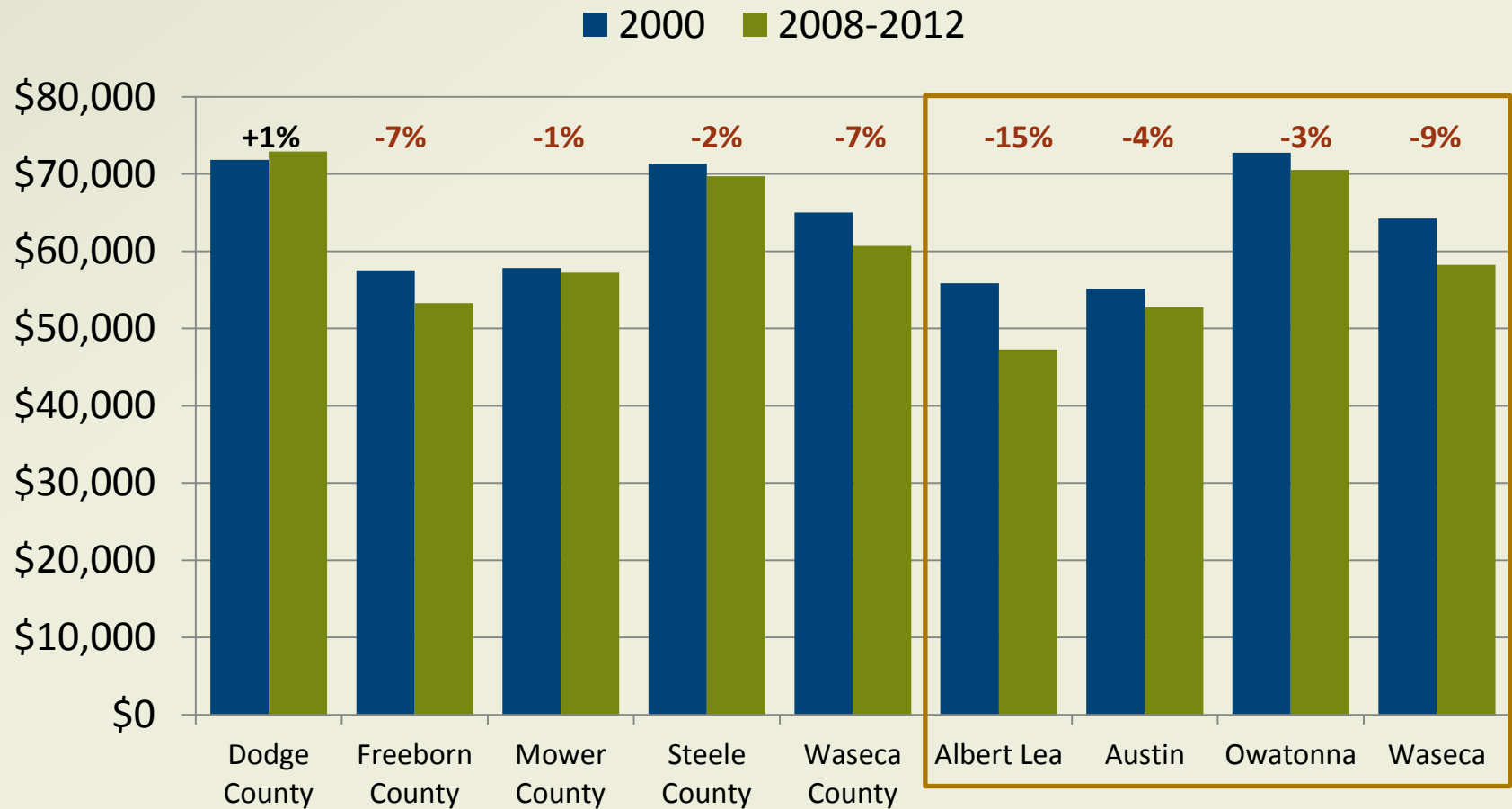
(inflation adj. – 2012 \$)



SOURCE: Minnesota Housing analysis of data from U.S. Census Bureau – Decennial Census and American Community Survey.

Median Owner Household Income

(inflation adj. – 2012 \$)



SOURCE: Minnesota Housing analysis of data from U.S. Census Bureau – Decennial Census and American Community Survey.

Regional Topics

1) Long Range Planning for Affordable and Workforce Housing Needs

- Rental

2) Single Family Rehabilitation & Emerging Markets Homeownership

- Homeownership

Regional Topic #1

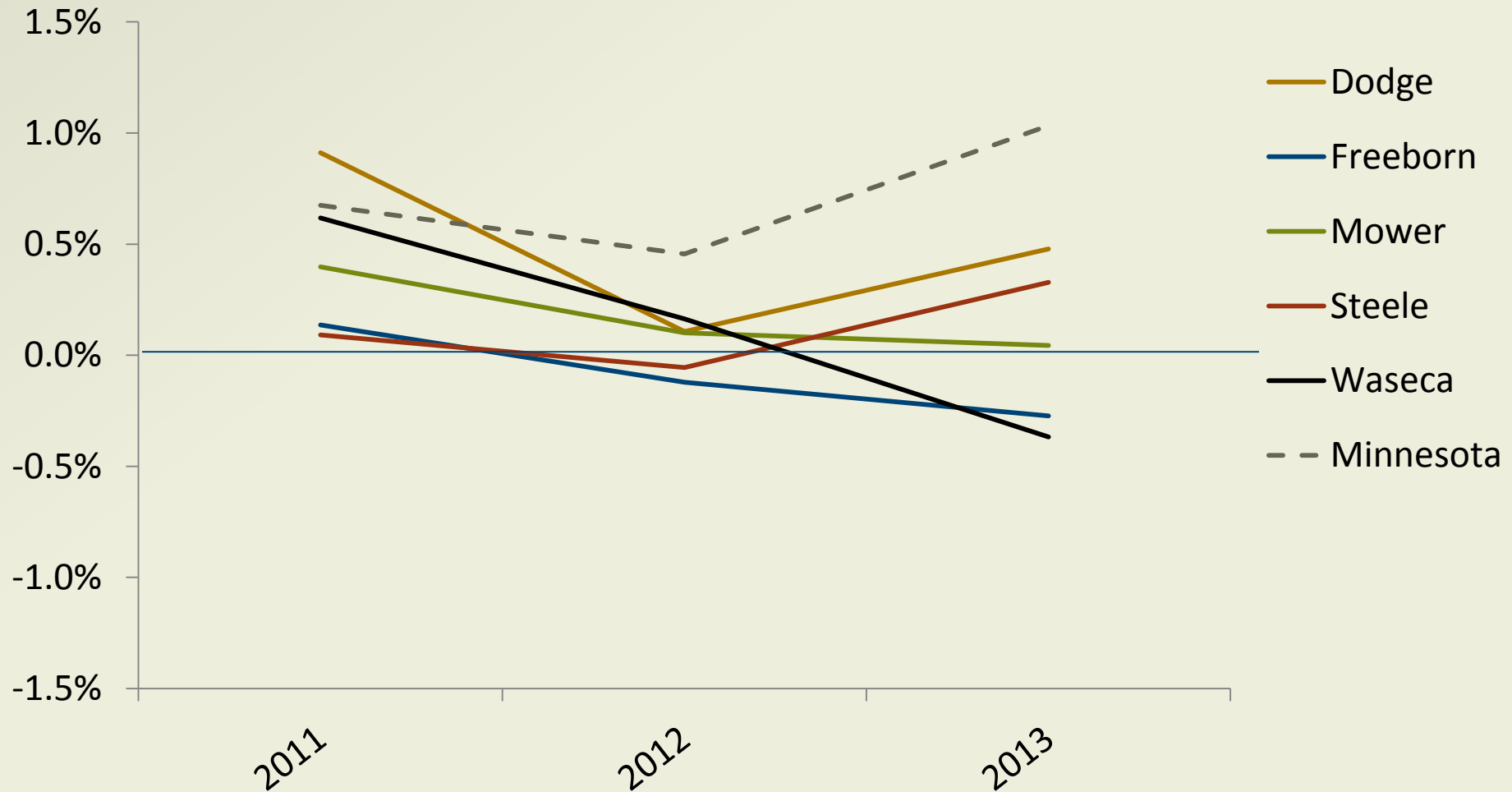
Long Range Planning for Affordable and Workforce Housing Needs

Household
Growth

Unemployment
& Jobs

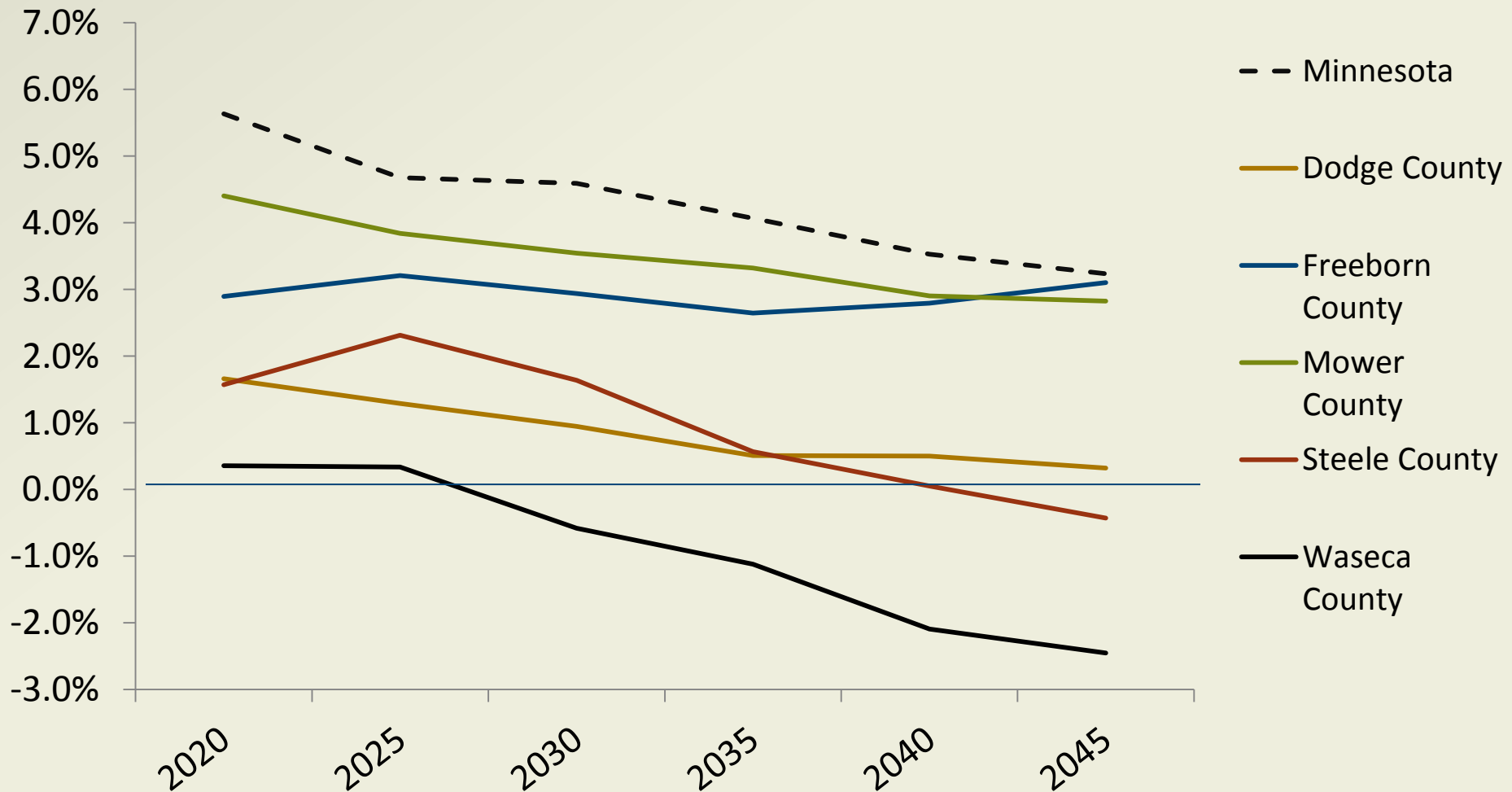
Rental Market
& Demand

Household Formation: % Change in Households



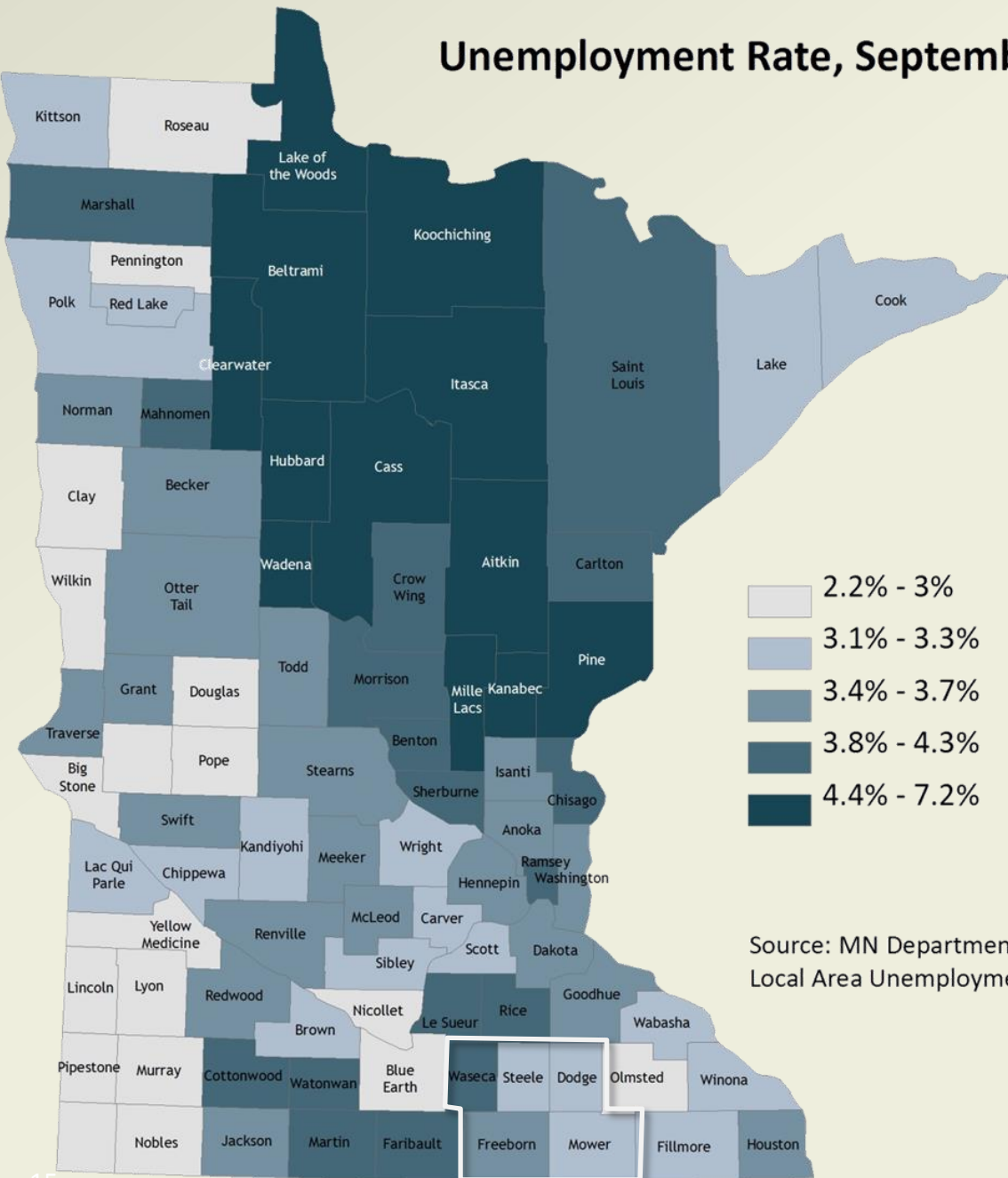
SOURCE: Minnesota Housing analysis of data from Minnesota State Demographer

Projected Household Formation: 5-Year % Change in Households



SOURCE: Minnesota Housing analysis of data from Minnesota State Demographer

Unemployment Rate, September 2014



	Unemployment Rate 9/2014
Dodge County	3.1%
Freeborn County	3.7%
<i>Albert Lea</i>	<i>4.0%</i>
Mower County	3.2%
<i>Austin</i>	<i>3.4%</i>
Steele County	3.1%
<i>Owatonna</i>	<i>3.3%</i>
Waseca County	4.2%
<i>Waseca</i>	<i>4.5%</i>
State of MN	3.6%

Source: MN Department of Employment and Economic Development, Local Area Unemployment Statistics (Seasonally Unadjusted Figures)

Regional Job Change 2006-2009 & 2009-2013

County	2006 Jobs	2009 Jobs	Change 2006-2009	2013 Jobs	Change 2009-2013
Dodge County	5,551	5,071	(480)	5,429	358
Freeborn County	12,829	12,109	(720)	12,134	25
- <i>Albert Lea</i>	<i>10,941</i>	<i>10,452</i>	<i>(489)</i>	<i>10,569</i>	<i>117</i>
Mower County	16,147	16,167	20	16,255	88
- <i>Austin</i>	<i>13,452</i>	<i>13,650</i>	<i>198</i>	<i>13,694</i>	<i>44</i>
Steele County	20,709	20,042	(667)	21,521	1,479
- <i>Owatonna</i>	<i>17,740</i>	<i>17,222</i>	<i>(518)</i>	<i>18,261</i>	<i>1,039</i>
Waseca County	8,243	7,586	(657)	6,996	(590)
- <i>Waseca</i>	<i>6,840</i>	<i>5,070</i>	<i>(1,770)</i>	<i>4,575</i>	<i>(495)</i>
Total	63,479	60,975	(2,504)	62,335	1,360

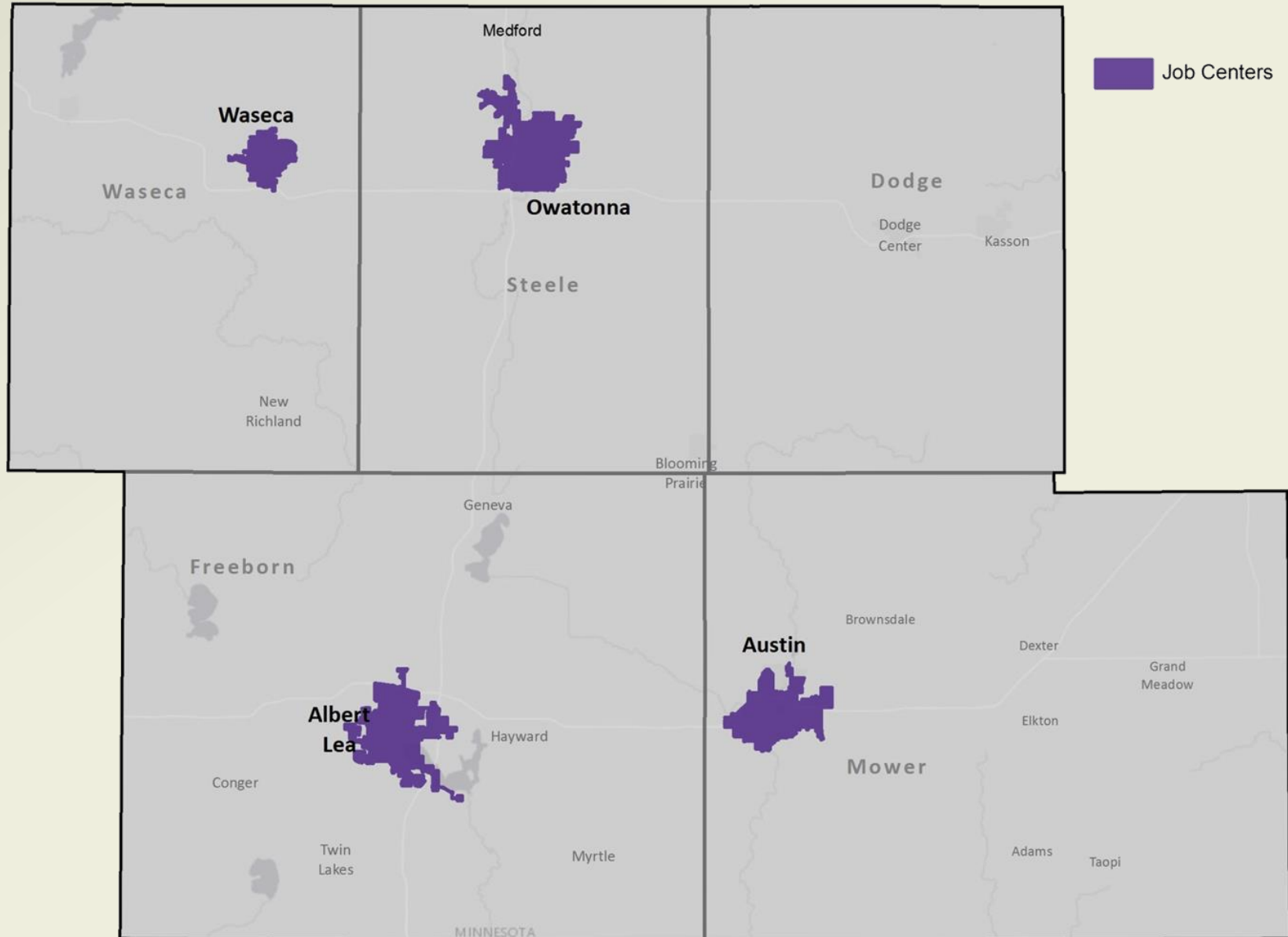
Source: MN Dept. of Employment and Economic Development, Quarterly Census of Employment and Wages.

Change in Number of Jobs and Wages in South-Central Region 2009-2013

Industry	2009 Jobs	2013 Jobs	Change in Jobs 2009-2013	Average Weekly wage 2013
Financial Activities	3,552	3,267	(285)	\$ 996
Manufacturing	14,552	14,482	(70)	\$ 925
Construction	2,158	2,161	3	\$ 847
Public Administration	2,898	2,913	15	\$ 772
Information	732	645	(87)	\$ 742
Education and Health Services	13,360	13,127	(233)	\$ 693
Professional and Business Services	4,239	6,181	1,942	\$ 686
Trade, Transportation and Utilities	12,181	12,235	54	\$ 660
Natural Resources and Mining	913	959	46	\$ 590
Other Services	1,796	1,741	(55)	\$ 395
Leisure and Hospitality	4,584	4,606	22	\$ 223
Total, All Industries	60,975	62,335	1,360	\$ 731

Source: MN Dept. of Employment and Economic Development, Quarterly Census of Employment and Wages.

Cities with 2,000+ jobs, 2012



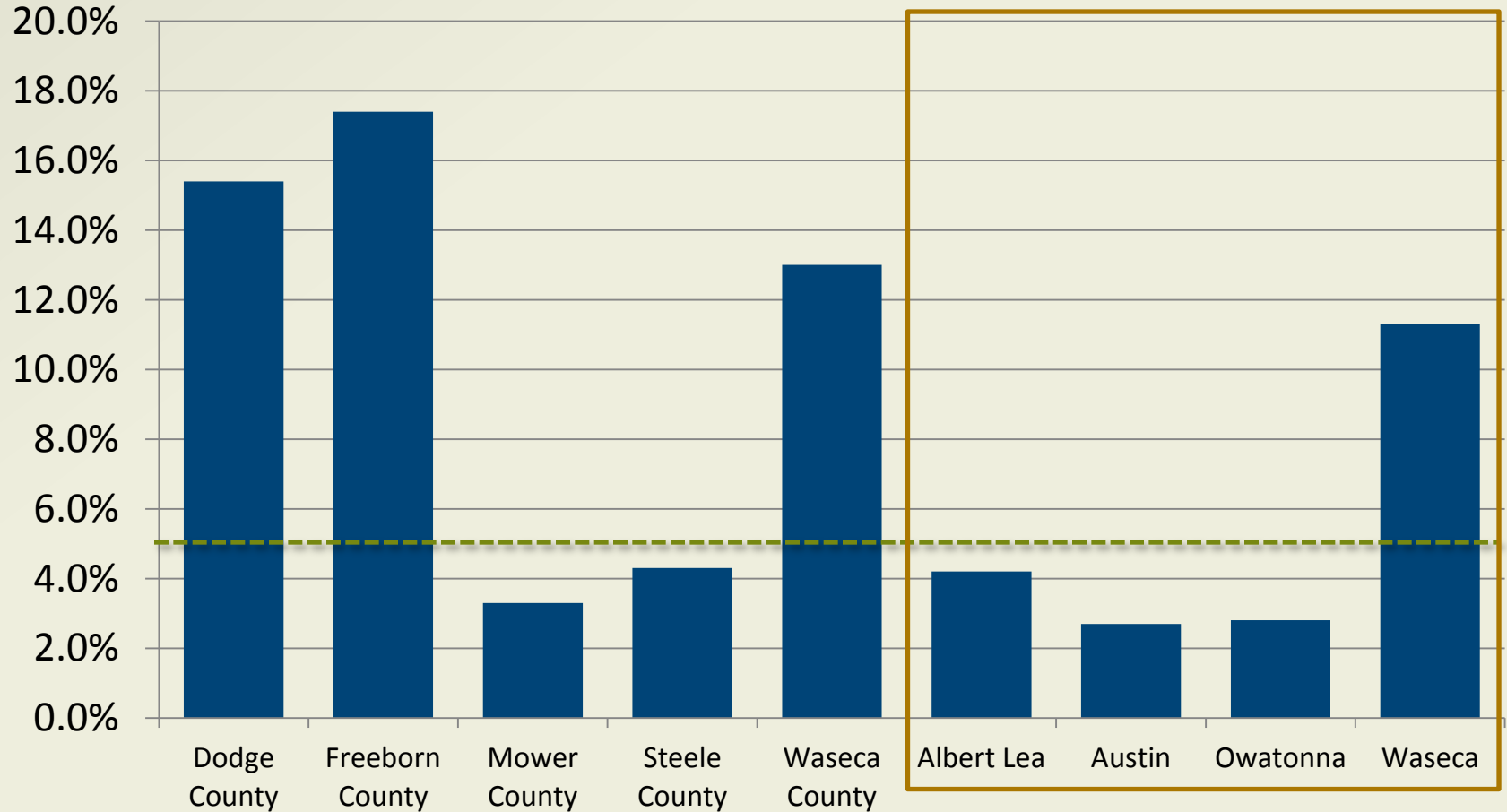
Housing + Jobs Initiative, 2014 RFP



Source: Minnesota Housing analysis of DEED and LED data.

Rental Vacancy Rates: Spring 2014

Affordable/Subsidized Rental



Source: Minnesota Housing and USDA Rural Development Portfolios March 2014.

Summary:

Long Range Planning for Affordable and Workforce Housing Needs

Household Growth

- Modest growth across the region
- Freeborn and Mower projected higher growth rates

Unemployment & Jobs

- Lower unemployment in the region
- Austin did not lose jobs during recession, Owatonna fastest recovery

Rental Market & Demand

- Low vacancy rates
- Recent housing studies suggest demand of additional rental

Regional Topic #2

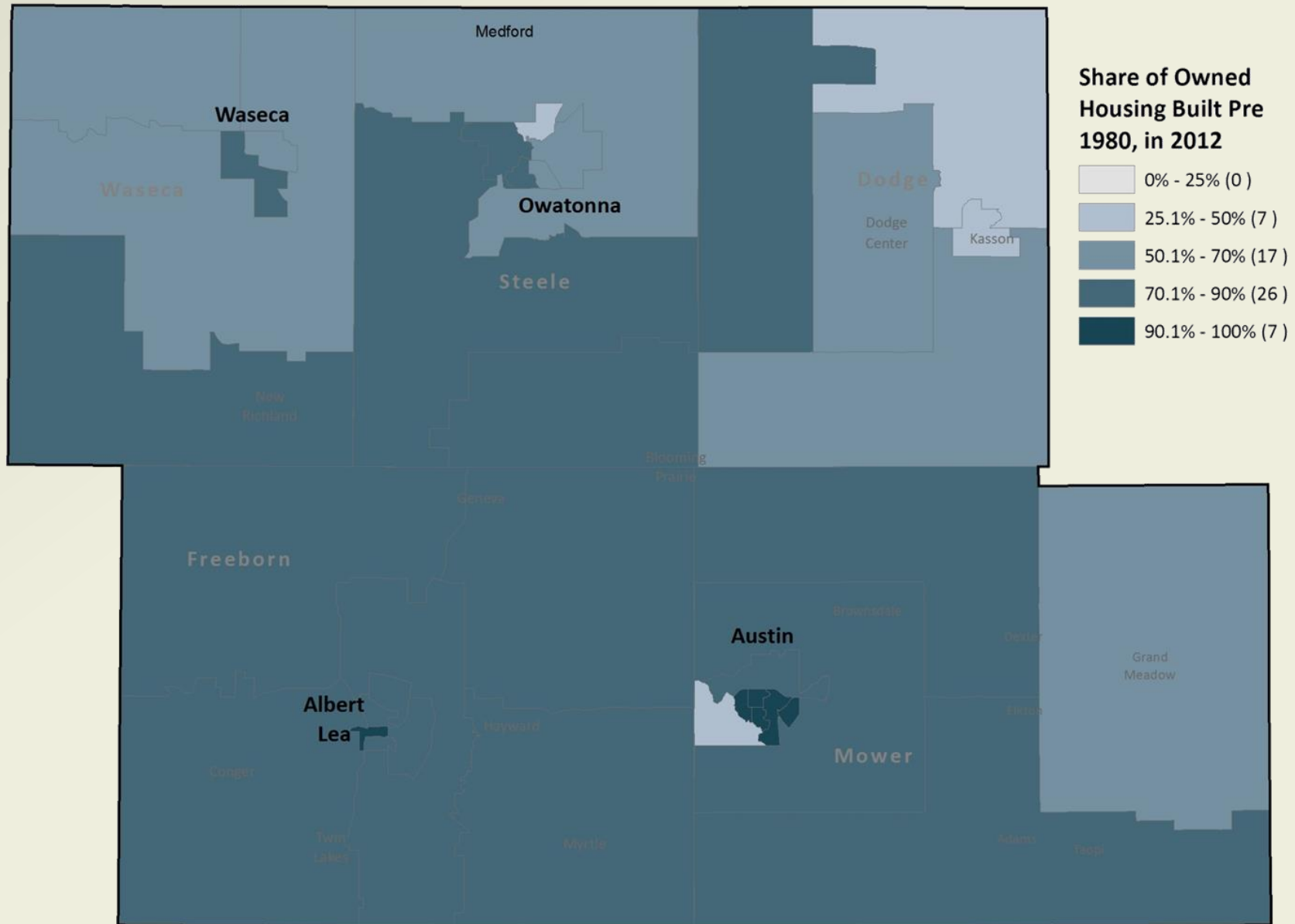
Single Family Rehabilitation & Emerging Markets Homeownership

Older Housing
Stock

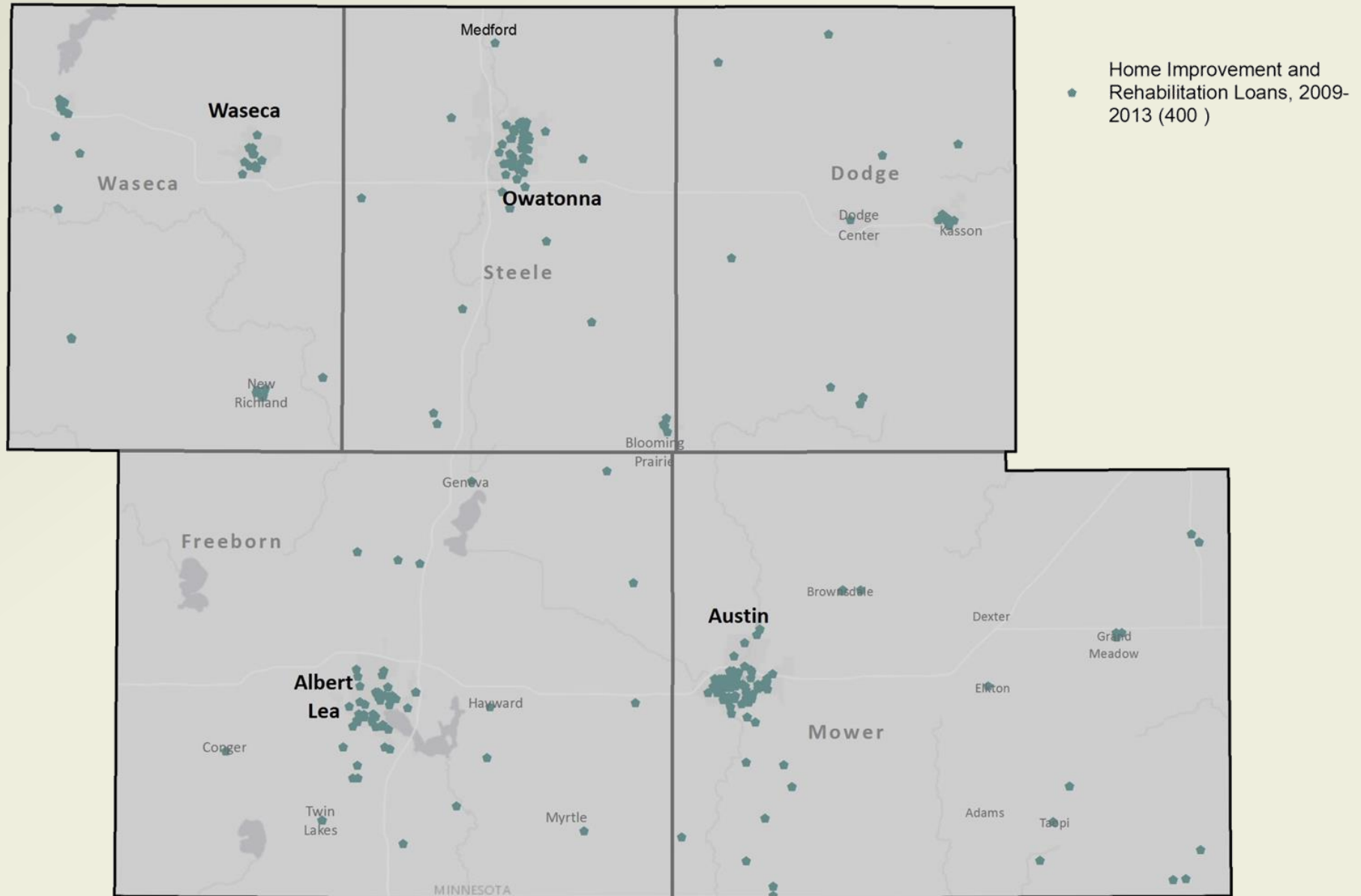
Construction &
Sales Trends

Emerging
Markets

Share of Owned Housing Built Pre 1980, in 2012



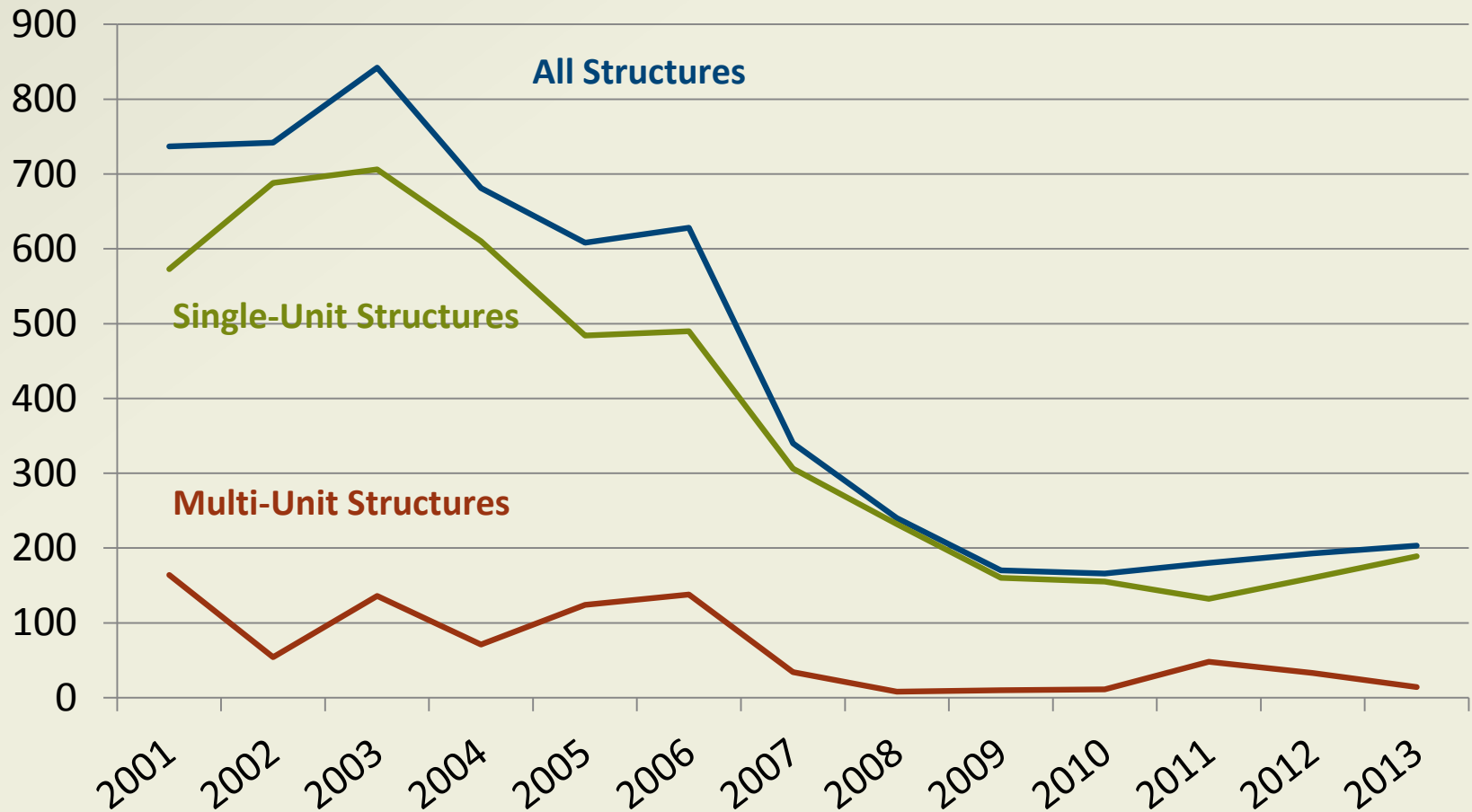
Home Improvement and Rehabilitation Loans, 2009-2013



Single Family Impact Fund, 2009-2013



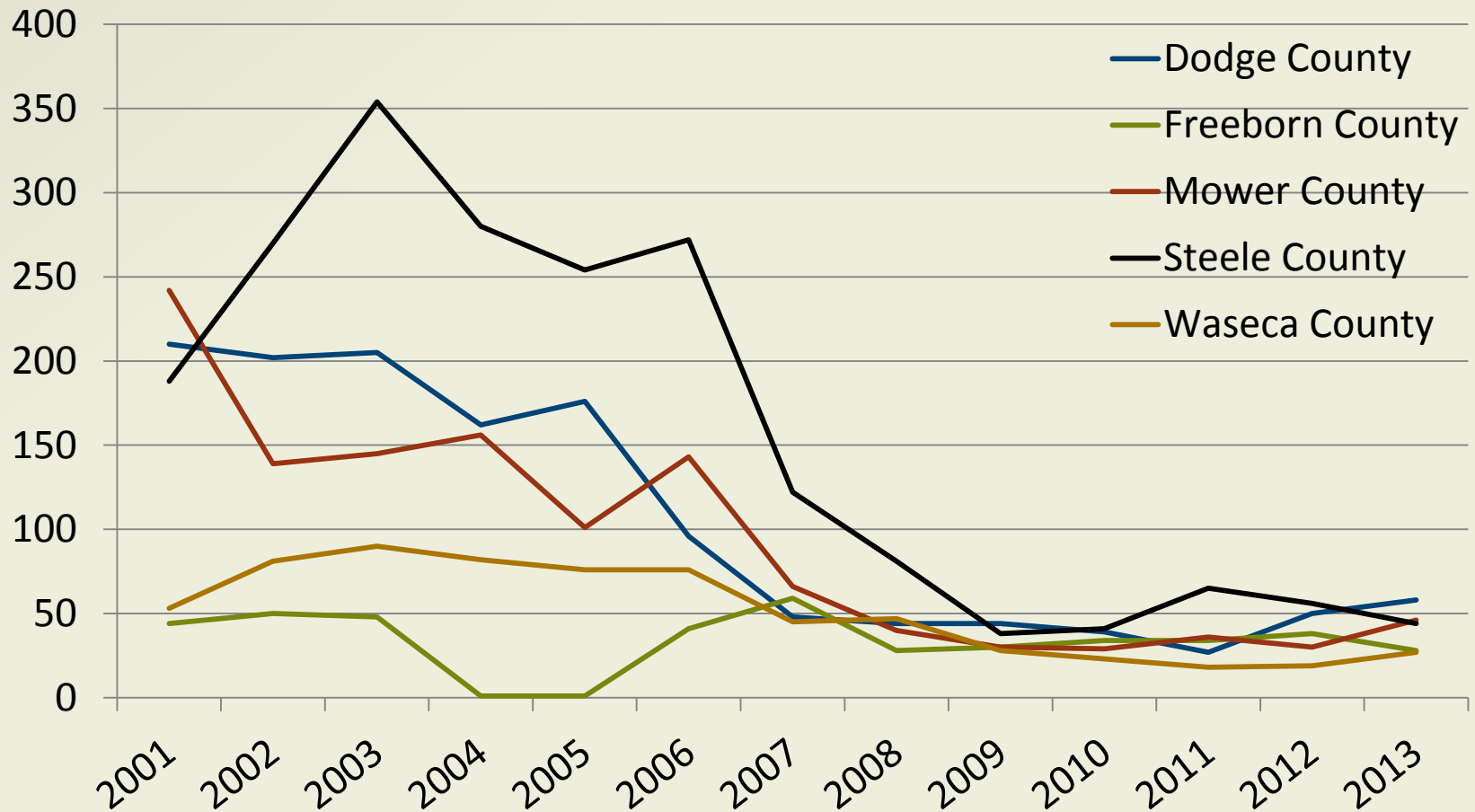
Region: Building Permits Number of Units



Source: Minnesota Housing analysis of data from U.S. Department of Housing and Urban Development – State of the Cities Data Systems

Building Permits by County

Total Number of Units

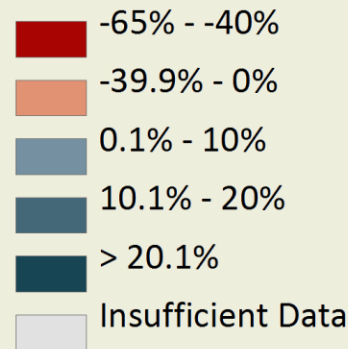


Source: Minnesota Housing analysis of data from U.S. Department of Housing and Urban Development – State of the Cities Data Systems

Change in Median Homes Sales Price, 2009-2013

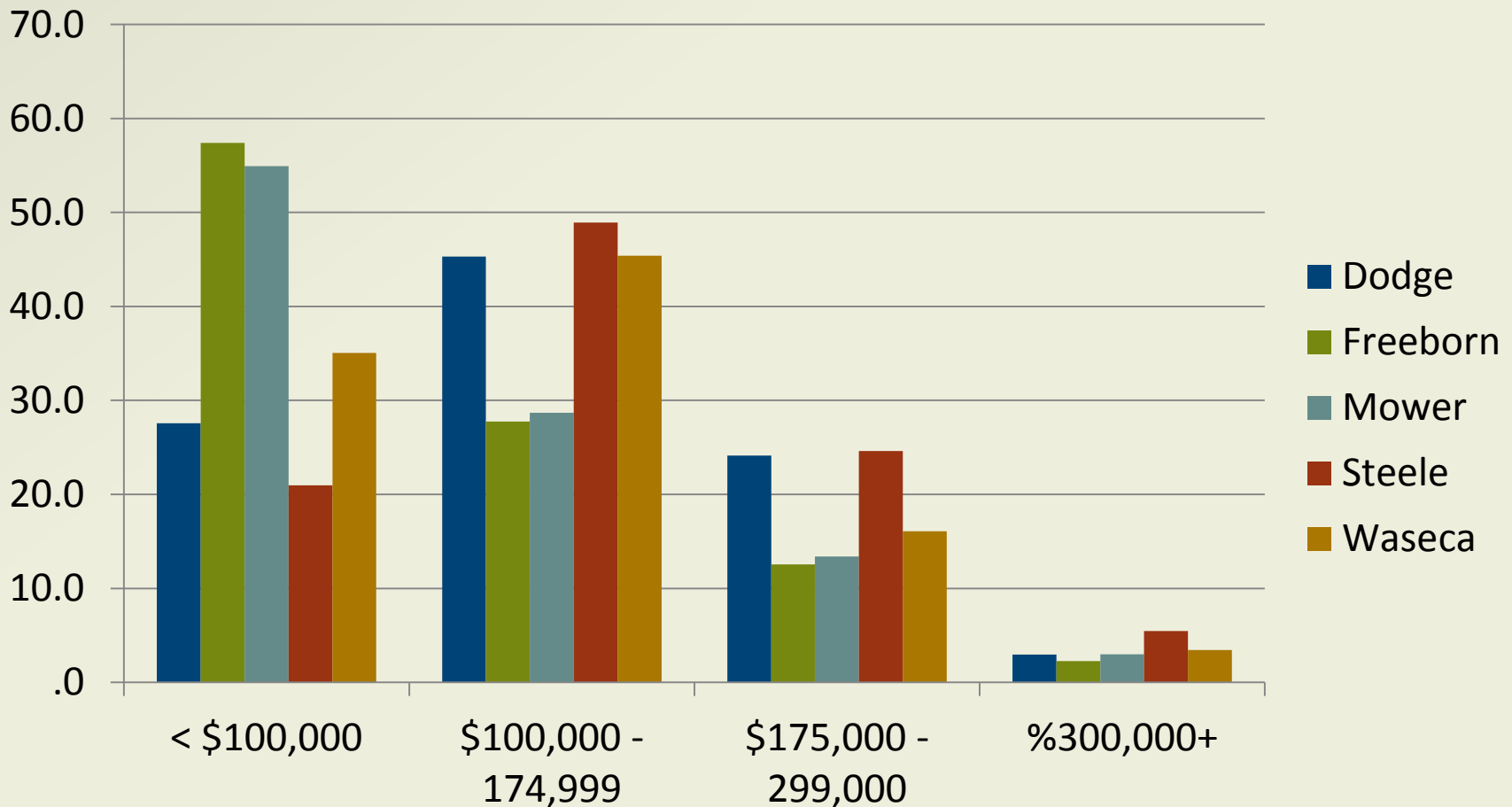
	2013 Median Sales Price	# Sales in 2013	Change in Price Since 2009
Dodge	\$134,000	283	+3%
Freeborn	\$73,000	332	+4%
Mower	\$87,525	490	+7%
Steele	\$125,000	601	-7%
Waseca	\$106,250	220	+3%

Change in Median Homes Sales Price, 2009-2013



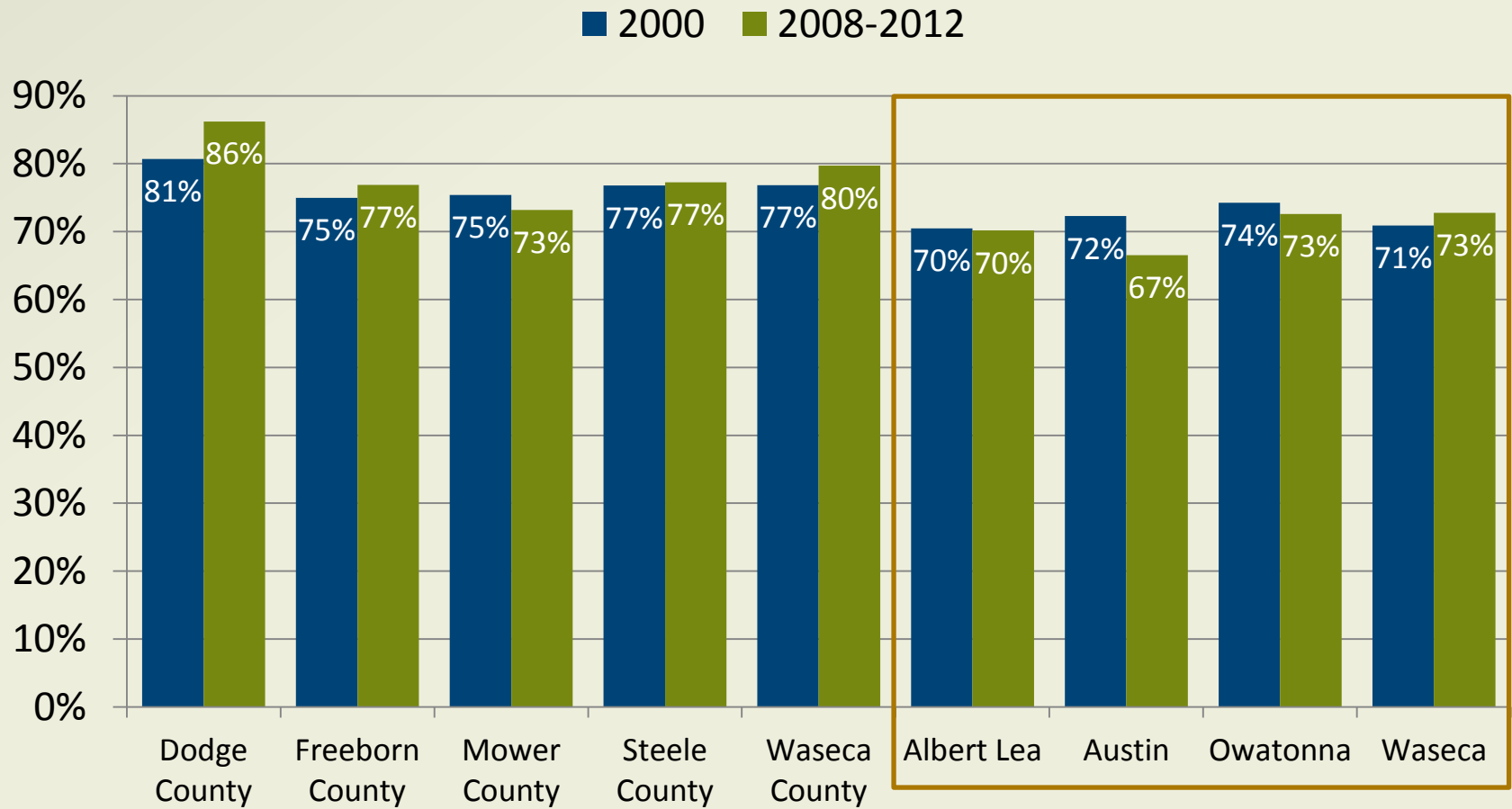
Source: Minnesota Area Association of Realtors 2013 Annual Report on the Minnesota Housing Market

Percent of Home Sales by Sales Price in 2013



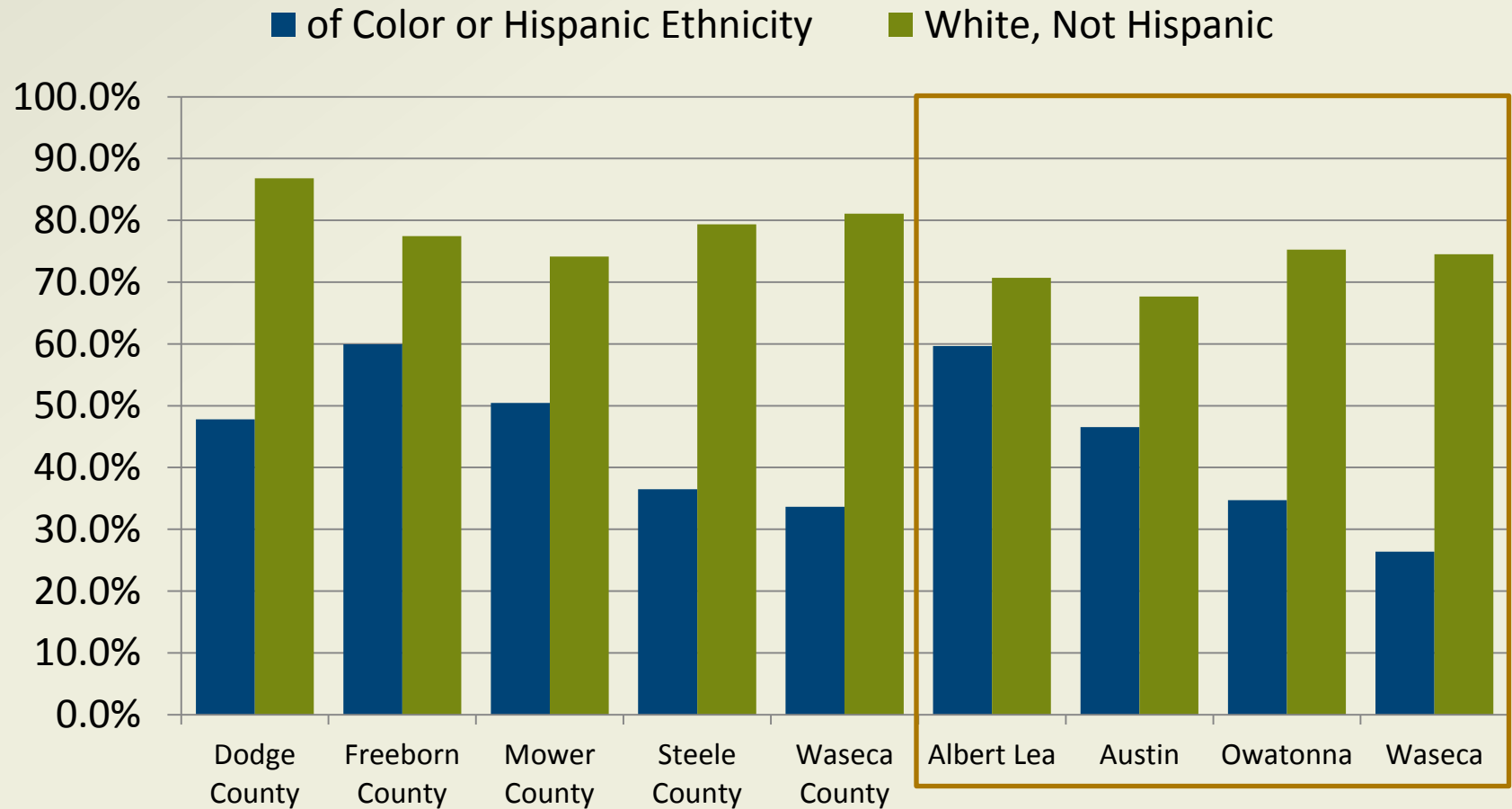
Source: Minnesota Department of Revenue, Certificate of Real Estate Value for FY 2013

Homeownership Rates



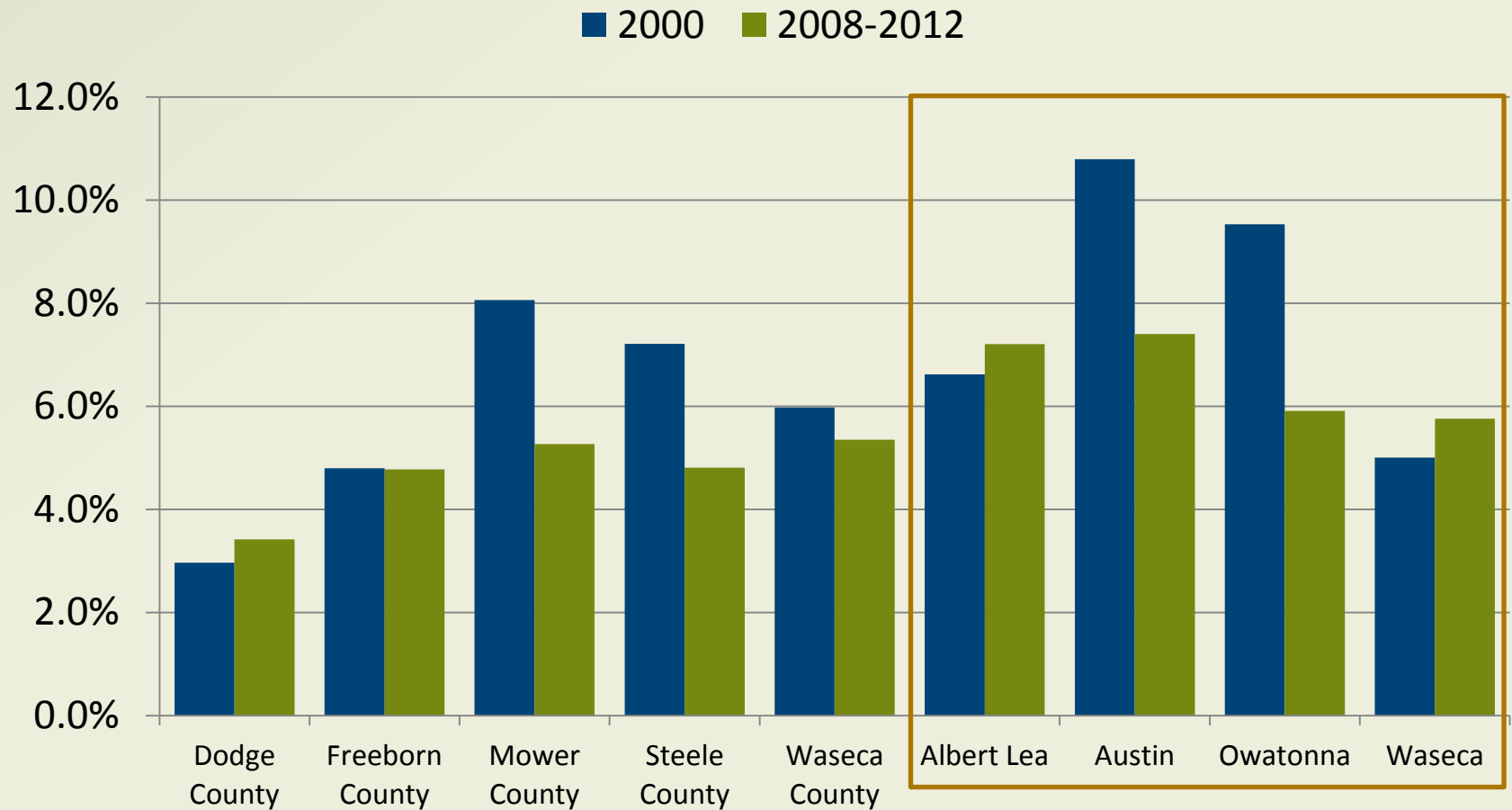
SOURCE: Minnesota Housing analysis of data from U.S. Census Bureau – Decennial Census and American Community Survey.

Homeownership Rates of Emerging Markets



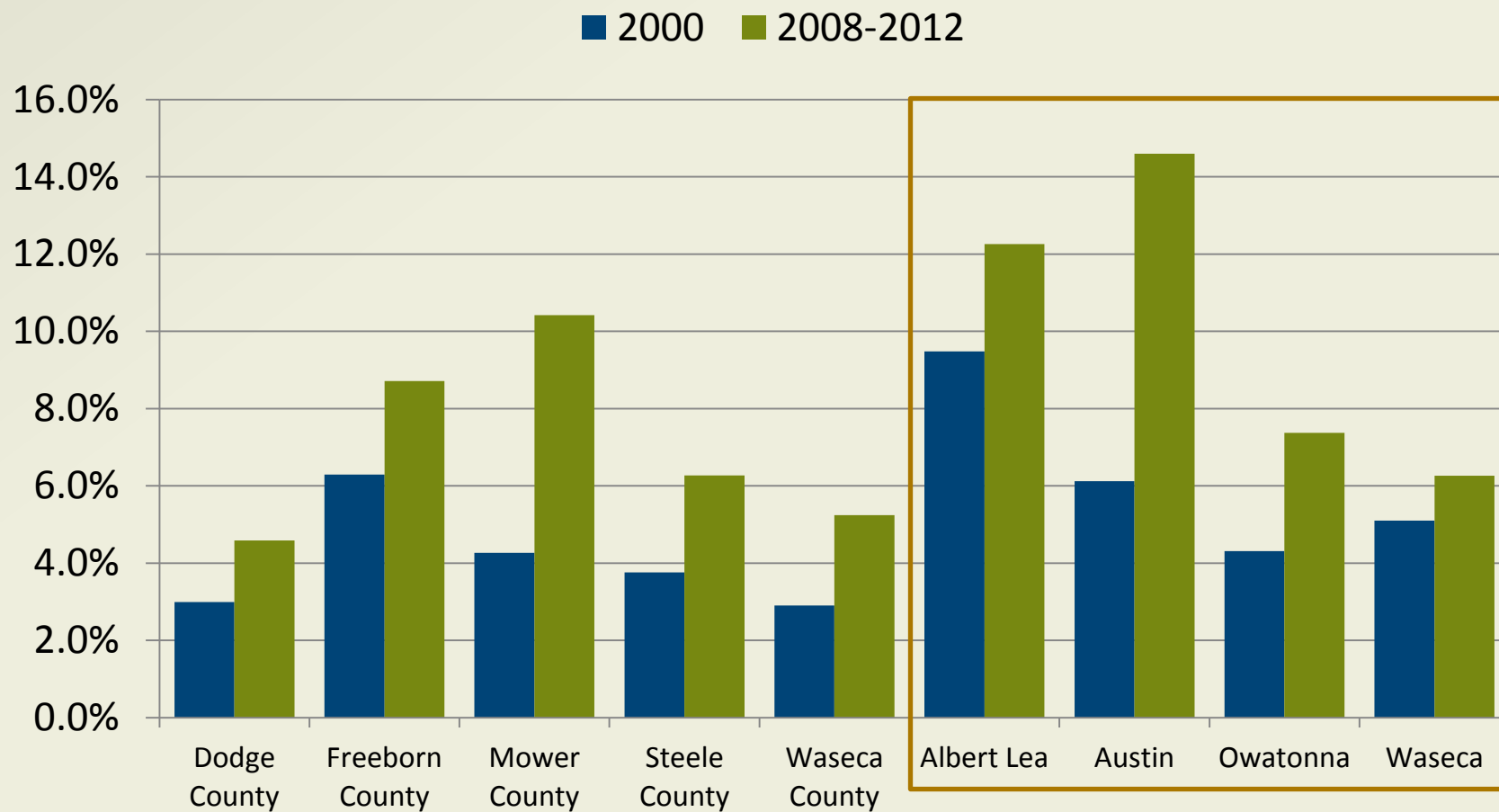
SOURCE: Minnesota Housing analysis of data from U.S. Census Bureau – Decennial Census and American Community Survey.

Share Race Non-White



SOURCE: Minnesota Housing analysis of data from U.S. Census Bureau – Decennial Census and American Community Survey.

Share Ethnicity Hispanic or Latino



SOURCE: Minnesota Housing analysis of data from U.S. Census Bureau – Decennial Census and American Community Survey.

Summary:

Single Family Rehabilitation & Emerging Markets Homeownership

Older Housing Stock

- Some areas have over 90% of housing built before 1980
- Minnesota Housing rehab products

Construction & Sales Trends

- Very little construction in recent years
- Missing moderate priced market?

Emerging Markets

- Opportunity in reaching potential homeowners of color or Hispanic ethnicity

For More Information

www.mnhousing.gov



Minnesota Housing
Finance Agency

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Homebuyers & Homeowners



- ⌘ Mortgage Loans
- ⌘ Home Improvement
- ⌘ Find a Lender
- ⌘ Interest Rates
- ⌘ Foreclosure Prevention

Help with Housing & Rent Assistance



- ⌘ Looking for Rent Assistance
- ⌘ Looking for Shelter
- ⌘ Looking for Affordable Rental Housing

Lenders & Homeownership Partners



- ⌘ Homeownership Lenders
- ⌘ Home Improvement Partners
- ⌘ Real Estate Agents
- ⌘ Community Development
- ⌘ Interest Rates

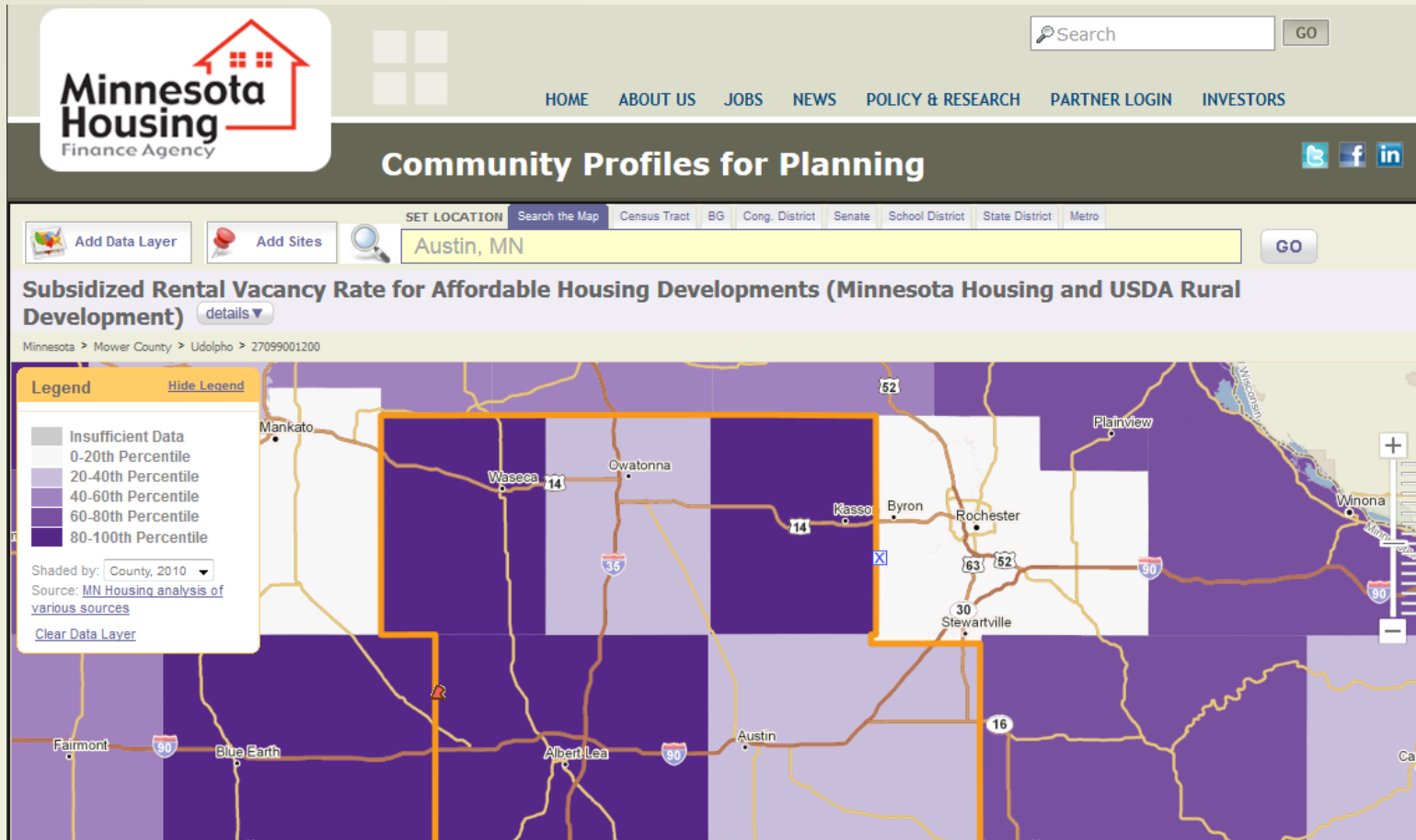
Multifamily Rental Partners



- ⌘ Programs & Funding
- ⌘ Post-Selection
- ⌘ Management, Compliance & Servicing
- ⌘ Section 8
- ⌘ Ending Homelessness

For More Information

Policy and Research > Community Profiles for Planning



For More Information

Contact:

Jessica Deegan

Planning, Research & Evaluation

Minnesota Housing

Jessica.deegan@state.mn.us